



Beverly  
Hammerschlag/R10/USEPA/  
US

10/02/2007 09:22 AM

To Marcia Knadle/R10/USEPA/US, Timothy  
Brincefield/R10/USEPA/US,

cc

bcc

Subject Fw: Friendly Reminder - Need Your Updated Exit Strategy

fyi

Beverly Hammerschlag  
EPS/FOIA Coordinator  
U.S. EPA, Region 10  
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<http://www.epa.gov/r10earth/superfund.htm>

----- Forwarded by Beverly Hammerschlag/R10/USEPA/US on 10/02/2007 09:22 AM -----



"Fees, William J. (ECY)"  
<WFEE461@ECY.WA.GOV>

10/01/2007 02:46 PM

To Beverly Hammerschlag/R10/USEPA/US@EPA

cc

Subject RE: Friendly Reminder - Need Your Updated Exit Strategy

Beverly:

As we have discussed, the exit strategy for both sites remain the same.  
I do not anticipate a change in the near future.

Thanks and regards,  
Bill

-----Original Message-----

From: Hammerschlag.Beverly@epamail.epa.gov  
[mailto:Hammerschlag.Beverly@epamail.epa.gov]  
Sent: Tuesday, September 18, 2007 3:44 PM  
To: Kuntz, Michael G. (ECY); Yee, Chung K. (ECY); Fees, William J.  
(ECY); Gusmano.Jacques@epamail.epa.gov; Craig.Harry@epamail.epa.gov;  
Hong.Claire@epamail.epa.gov  
Cc: Brincefield.Timothy@epamail.epa.gov; Knadle.Marcia@epamail.epa.gov  
Subject: Friendly Reminder - Need Your Updated Exit Strategy

Hi all, I am missing updates for the following sites:

American Lake Gardens - Mike Kuntz  
Ketchikan Pulp - Uplands - Jacques Gusmano Greenacress - Bill Fees North  
Market Street - Bill Fees Frontier Hard Chrome

Please submit your update as soon as possible. I will be updating my  
manager in the near future and would like to say we have these done.  
Thanks in advance!

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**NORTH MARKET STREET SITE  
SPOKANE, WASHINGTON  
EXIT STRATEGY**

Site:	North Market Street Site
Type of Site:	Former refinery and petroleum distribution facility
Location:	Spokane County, Washington
Owner/Operator:	Holly Energy Partners, LLC
Principal PRPs:	Phillips Petroleum Company, Tosco Refining Company
NPL List:	1990
CAP/ROD:	2000
PCOR:	2002
Cleanup Action Report:	2003
1 <sup>st</sup> Five-Year Review:	2008

**BACKGROUND**

The North Market Street Site (Site) is located in portions of Sections 15, 16, 21, 22, 27, and 28 Township 26 North, Range 46 East Willamette Meridian (WM), about one-mile north of the City of Spokane. Underlying the Site is the Spokane-Rathdrum Prairie Aquifer, which was designated as a "Sole Source Aquifer" in 1978 and provides the drinking water for approximately 400,000 people.

The Site is defined as the area of soil contamination and the groundwater contaminant plume. This definition includes the fuel terminal currently operated by Holly Energy Partners, LLC (Facility) and the groundwater plume where contaminants above background have been detected.

Several of the properties which comprise the North Market Street Site were developed as industrial or commercial facilities that were involved in or related to the refinement, recycling, and sale of petroleum products. In the late 1930s, properties, including the current Navajo (former Tosco) Spokane Terminal tank farm and distribution center, were developed as part of an oil refinery complex. Waste management and storage practices common during that era resulted in releases of liquid refinery-related petroleum wastes into the environment.

Refinery operations were discontinued in 1953. The facility continued operations as a petroleum tank farm after refinery decommissioning. Today the Holly Energy Partners, LLC Spokane Terminal continues to operate as a petroleum fuels storage and distribution center with an estimated cumulative capacity of approximately 391,500 barrels or 16,443,000 gallons, of which are primarily automotive fuels. Since 1976 at least two major product spills have occurred at the former Tosco Terminal Facility. The Facility and properties that comprise the Site are primarily zoned for commercial and industrial purposes.

In 1990 the US Environmental Protection Agency (EPA) listed the North Market Street Site on the federal Superfund National Priorities List (NPL) of hazardous waste sites requiring cleanup. After the Site was listed, Ecology assumed the lead to direct cleanup under the authority of the Model Toxics Control Act (MTCA) (Chapter 70.105D RCW).

The RI/FS was completed in 1998. Ecology completed the Cleanup Action Plan (CAP), Ecology's equivalent of a Record of Decision (ROD) in December 1999. The CAP called for the excavation of shallow soil and on-site thermal treatment, installation and operation of an air-sparging system, and installation and operation of a bioventing system. In 2000, a consent decree was signed to implement the CAP. Construction activities were completed in 2002.

Accessible shallow soil has been excavated and treated on-site. The air sparging system has been in operation since August 2002. Quarterly groundwater monitoring indicates contaminant concentrations have decreased to below cleanup levels downgradient of the sparge system. However, groundwater contamination remains above cleanup levels upgradient of the system. Quarterly vapor monitoring shows an increase in degradation byproducts in the soil vapor. Post-closure monitoring began in 2002 and will continue on a quarterly basis. A five-year review data will be conducted to assess the air sparging and bioventing system performance.

A restrictive covenant was placed on properties overlying the contaminated groundwater plume and includes the following restrictions: no withdrawal of water and no actions that may facilitate a release or create an exposure pathway.

Community interest in the Site is limited since the Site is located in a predominantly industrial area and the remediation systems are in place.

Based on current groundwater contamination levels, Ecology does not anticipate that the North Market Street Site will be available for de-listing in less than 20-years.

Handwritten notes and signatures at the bottom of the page, including "10/20/00" and "10/20/00".